

84-293-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1-2-3-4 to permit side yard setback of 15ft. in lieu of the required 20ft. and a rear yard setback of 10ft. in lieu of the required 20ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Existing buildings on Jeanne Ave. are already 15ft from road
2. We need 15ft from Jeanne Ave., 15ft from Harwalt (proposed street) and 10ft from back line to fit desired proposed building on lots 1-2-3

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Jonathan L. Rose, Jr.
 (Type or Print Name)
 Signature: Jonathan L. Rose, Jr.
 Address: 7957 W. Riverside Dr.
 City and State: Pasadena, Md. 21222
 Attorney for Petitioner: 4323 Leola Ave.
 (Type or Print Name) Address Phone No. 21227
 Signature: Baltimore, Md. 21227
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Address: LaVern G. Schaeffer, Sr.
 City and State: Baltimore, Md. 21227
 Attorney's Telephone No.: 412-6020
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of March 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of May 1984, at 10:00 o'clock A.M.

(over)

84-293-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
 NE Corner Jeanne Ave. & Harwalt Ave. (proposed) : OF BALTIMORE COUNTY
 opposite Woodside Ave., 13th District :
 LAVERN G. SCHAEFFER, SR., : Case No. 84-293-A
 et ux, Petitioners : : : : :
 ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 10th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. LaVern G. Schaeffer, Sr., 4323 Leola Ave., Baltimore, MD 21227, Petitioners; and Mr. Jonathan L. Rose, 7957 W. Riverside Drive, Pasadena, MD 21122, Contract Purchaser.

Phyllis Cole Friedman
 Phyllis Cole Friedman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1984

COUNTY OFFICE BLDG.
 111 W. Chestnut Ave.
 Towson, Maryland 21204
 ooo
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Mr. & Mrs. LaVern G. Schaeffer, Sr.
 4323 Leola Avenue
 Baltimore, Maryland 21227
 RE: Case No. 84-293-A (Item No. 234)
 Petitioner - LaVern G. Schaeffer, Sr., et ux
 Variance Petition

Dear Mr. & Mrs. Schaeffer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
 Nicholas B. Commodari
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

April 26, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Jeanne and Harwalt Avenues are proposed to be improved in the future as 30-foot closed section roadways on minimum 40-foot rights-of-way, with fillet areas for sight distance at their intersection.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is an 8-inch public water main and 10-inch public sanitary sewerage in Jeanne Avenue. Public 8-inch sanitary sewerage is also in Harwalt Avenue.

Very truly yours,
 Robert A. Mortner, P.E., Chief
 Bureau of Public Services

RAM:EAM:FWR:ess



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3211
 NORMAN E. GENDER
 DIRECTOR

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

3/27/84

Re: Zoning Advisory Meeting of 3/26/84
 Item # 234
 Property Owner: LAVERN G. SCHAEFFER, SR. ET UX
 Location: 4323 JEANNE AVE & HARWALT AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 3/26/84.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Eugene A. Bober
 Eugene A. Bober
 Chief, Current Planning and Development

cc: James Hoswell

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 3rd day of May, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 15 feet in lieu of the required 25 feet and a rear yard setback of 10 feet in lieu of the required 30 feet for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

Jan M.H. Juna
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

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Jan M.H. Juna
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 230,233,234,236,237, and 238. ZAC-Meeting of March 20, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 230,233,234,236,237, and 238.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 234, Zoning Advisory Committee Meeting of March 20, 1984

Property Owner: LaVern G. Schaeffer, Sr., et ux

Location: NE/Cor. Jeanne Ave District 13

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3715, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 234 Zoning Advisory Committee Meeting of March 20, 1984
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 194-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (v) Others The proposed building is subject to the Parasitic Sewerage maintenance imposed by the Md. St. Dept. of Health and Mental Hygiene. Prior to approval of a building permit, a Reserve Capacity Use Certificate must be obtained.

Jan V. Forrest
Jan V. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

March 27, 1984

Mr. William Newmond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: LaVern G. Schaeffer, Sr., et ux

Location: NE/Cor. Jeanne Ave. and Harwalt Ave.

Item No.: 234 Zoning Agenda: Meeting of 3/20/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at XXXXXX EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. Nagend*
REVIEWED BY: *Jan V. Forrest*
Planning Group
Special Inspection Division
Fire Prevention Bureau
/nb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

March 22, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 234, Zoning Advisory Committee Meeting are as follows:

Property Owner: LaVern G. Schaeffer, Sr., et ux
Location: NE/Cor. Jeanne Avenue & Harwalt Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 15' in lieu of the required 25' and a rear yard setback of 10' in lieu of the required 30'.
Acres: 113.15/110 x 45/73.95
District: 13th

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 except for the variance to permit a side yard setback of 15' in lieu of the required 25' and a rear yard setback of 10' in lieu of the required 30'.
- (X) A building/other miscellaneous permit shall be required before beginning construction.

- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

- (X) An exterior wall exposed within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 903.7.

- (X) Requested variance appears to conflict with the Baltimore County Building Code, Section/s XXXXXX

- (X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

- (X) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

- I. Comments

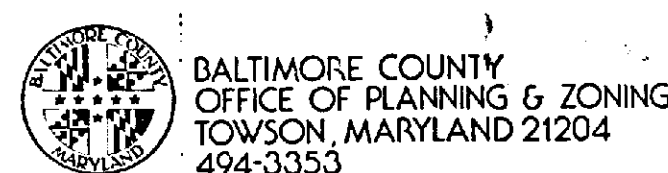
NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdham
Charles E. Burdham, Chief
Plans Review

CEB:es

MAR 1 1985



ARNOLD JABLON
ZONING COMMISSIONER

May 3, 1984

Mr. and Mrs. LaVern G. Schaeffer, Sr.
4323 Leola Avenue
Baltimore, Maryland 21227

RE: Petition for Variances
NE/corner Jeanne Ave. and Harwalt
Ave. (proposed) opposite Wood-
side Ave. - 13th Election District
LaVern G. Schaeffer, Sr., et ux -
Petitioners
84-293-A (Item No. 234)

Dear Mr. and Mrs. Schaeffer:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMJH/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

090
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Public Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. and Mrs. LaVern G. Schaeffer, Sr.
4323 Leola Avenue
Baltimore, Maryland 21227

RE: Case No. 84-293-A (Item No. 234)
Petitioner - LaVern G. Schaeffer, Sr., et ux
Variance Petition

Dear Mr. and Mrs. Schaeffer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/bsc

Enclosures

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 234, Zoning Advisory Committee Meeting of March 20, 1984

Property Owner: LaVern G. Schaeffer, Sr., et ux

Location: NE/Cor. Jeanne Ave. District 13

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

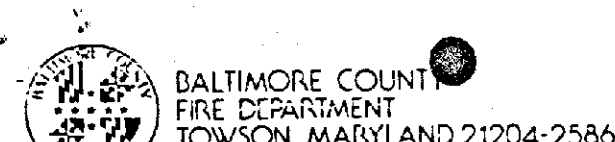
SS 20 1082 (1)

Zoning Item # 234 Zoning Advisory Committee Meeting of March 20, 1984
Page 2

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{ } The results are valid until _____
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: The proposed building is subject to the proposed amended ordinance proposed by the M.D. Dept. of Health and Mental Hygiene. Prior to approval of a building permit, a Recreational Hygiene Section, Division of Environmental Support Services must be obtained.

Tan J. Forrest
Tan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



PAUL H. REINCKE
CHIEF

March 27, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: LaVern G. Schaeffer, Sr., et ux

Location: NE/Cor. Jeanne Ave. and Harwalt Ave.

Item No.: 234

Zoning Agenda Meeting of 3/20/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *George M. Nagamati*
Planning/Code Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 22, 1984

Dear Mr. Jablon:

Comments on Item # 234, Zoning Advisory Committee Meeting are as follows:

Property Owner: LaVern G. Schaeffer, Sr., et ux
Location: NE/Cor. Jeanne Avenue & Harwalt Avenue
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side yard setback of 15' in lieu of the required 25' and a rear yard setback of 10' in lieu of the required 30'.

Address: 113.15/110 x 45/73.95

District: 13th.

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 and other applicable codes and other applicable Codes.
- () A building/structure shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- () Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdhan
Charles E. Burdhan, Chief
Plans Review

DESCRIPTION

Located on the northeast corner of Jeanne Ave. and Harwalt Ave. (proposed) opposite Woodside Ave. and being lots 1, 2 & 3, Block F, in the subdivision of Halthorpe Terrace which is recorded in the land records of Baltimore County in Liber 7, folio 72.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 11, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
LaVern G. Schaeffer, Sr., et ux
SUBJECT: 84-293-A

There are no comprehensive planning factors requiring comment on this petition.

NEG/JGH/sf

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

OFFICE COPY

PETITION FOR VARIANCES
13th Election District
ZONING: Petition for Variances
LOCATION: Northeast corner Jeanne Avenue and Harwalt Avenue (proposed) opposite Woodside Avenue
DATE & TIME: Wednesday, May 2, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side yard setback of 15 ft. in lieu of the required 25 ft. and a rear yard setback of 10 ft. in lieu of the required 30 ft.

Being the property of LaVern G. Schaeffer, Sr., et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

April 3, 1984
Mr. & Mrs. LaVern G. Schaeffer, Sr.
4323 Leola Avenue
Baltimore, Maryland 21227
NOTICE OF HEARING
Re: Petition for Variances
NE corner Jeanne Avenue and Harwalt Avenue (proposed)
opposite Woodside Avenue
LaVern G. Schaeffer, Sr., et ux - Petitioners
Case No. 84-293-A
TIME: 10:00 A.M.
DATE: Wednesday, May 2, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
ON: Jonathan L. Rose
7957 W. Riverside Drive
Pasadena, Maryland 21122

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 126890
DATE: 3/8/84 ACCOUNT: R-01-615-000
AMOUNT: 35.00
RECEIVED FROM: Schaeffer
FOR: 111 W. Chesapeake Ave. #234
C 021*****350010 8084A
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES
13th Election District
ZONING: Petition for Variances
LOCATION: Northeast corner Jeanne Avenue and Harwalt Avenue (proposed) opposite Woodside Avenue
DATE & TIME: Wednesday, May 2, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Petition for Variances to permit side yard setback of 15 ft. in lieu of the required 25 ft. and a rear yard setback of 10 ft. in lieu of the required 30 ft.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DESCRIPTION
Located on the northeast corner of Jeanne Ave. and Harwalt Ave. (proposed) opposite Woodside Ave. and being lots 1, 2 & 3, Block F, in the subdivision of Halthorpe Terrace which is recorded in the land records of Baltimore County in Liber 7, folio 72.

PETITION FOR VARIANCES
13th Election District
ZONING: Petition for Variances
LOCATION: Northeast corner Jeanne Avenue and Harwalt Avenue (proposed) opposite Woodside Avenue
DATE & TIME: Wednesday, May 2, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variances to permit side yard setback of 15 ft. in lieu of the required 25 ft. and a rear yard setback of 10 ft. in lieu of the required 30 ft.
Being the property of LaVern G. Schaeffer, Sr., et ux, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 84-293-A
of one time successive weeks before the 2nd day of May, 1984, the 87th publication appearing on the 12th day of April, 1984.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$ 18.00

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044
April 12 1984
THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE
is inserted in the following:
☐ Catonsville Times
☒ Arbutus Times
weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 14th day of April, 1984 that is to say, the same was inserted in the issues of
April 12, 1984
PATUXENT PUBLISHING CORP.
BY: [Signature]
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY
Plaintiff
VS.
Defendant
CERTIFICATE OF PUBLICATION OF

Mr. & Mrs. LaVern G. Schaeffer, Sr.
4323 Leola Avenue
Baltimore, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 20th day of March, 1984.

Petitioner: LaVern G. Schaeffer, et ux
Petitioner's Attorney

ARNOLD JABLON
Zoning Commissioner
Received by: Nicholas B. Commodore
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: 4-13-84
Posted for: Variance
Petitioner: LaVern G. Schaeffer, Sr. et ux
Location of property: NE corner Jeanne Avenue and Harwalt Ave.
Location of Signs: NE corner of Jeanne Ave. and Harwalt Ave.
Remarks:
Posted by: [Signature] Date of return: 4-20-84
Number of Signs: 1

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER

April 25, 1984

Mr. & Mrs. LaVern G. Schaeffer, Sr.
4323 Leola Avenue
Baltimore, Maryland 21227

Re: Petition for Variance
NE corner Jeanne Ave. & Harwalt Ave.
(proposed) opposite Woodside Avenue
Case No. 84-293-A

Dear Mr. & Mrs. Schaeffer:

This is to advise you that \$40.40 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130264
DATE: May 2, 1984 ACCOUNT: R-01-615-000
AMOUNT: \$40.40 cash
RECEIVED FROM: LaVern G. Schaeffer, Sr.
FOR: advertising & Posting Case #84-293-A
C 025*****404010 8024A
VALIDATION OR SIGNATURE OF CASHIER

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 84-293-A
of one time successive weeks before the 2nd day of May, 1984, the 87th publication appearing on the 12th day of April, 1984.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$ 18.00

